

PLAN COMMISSION MINUTES
December 1, 1999

Members Present: Chairman Lyle Foster, James Sula, *Kathryn McDermott, Frank Papp, Bryan Winter, Cheryl Ross & William Finn

Members Absent: None

Other Officials Present: Jon Wildenberg, Director of Building and Zoning; Tracy Velkover, Village Planner; Barbara Swanson, Village Attorney; and Kirk Skoog, Associate Planner.

1. The meeting was called to order at 7:30 p.m.
2. Mr. Sula moved, seconded by Mr. Winter to approve the November 17, 1999 minutes.
Roll Call Vote:
Ayes: Foster, Sula, Ross, Papp, Finn, Winter
Nays: None
Motion Carried: 6-0

3. Final Plat of Re-Subdivision: Greystone Townhomes Blocks 13, 14, 15 & 16

The subject property is located south of Grand Avenue and east of Knowles Road, is zoned R-5 PUD and has approval for 112 townhomes. Hoffman Homes is seeking to re-subdivide blocks 13,14, 15 & 16 of Phase 1A. The resubdivision is requested to align the interior lot lines with the walls between the units. There are 4 townhome buildings in each block; so this plat represents 16 units. These buildings were not part of the project that secured a departure to the "garage to garage" setback requirement. The final plat is in conformance with the Subdivision Ordinance and the PUD agreement and is recommended for approval.

Mr. Sula moved, seconded by Mr. Finn to forward a favorable recommendation to the Village Board to approve the Final Plat of Re-Subdivision of Greystone Townhomes Blocks 13, 14, 15 & 16.

Roll Call Vote:
Ayes: Foster, Sula, Ross, Papp, Finn, Winter
Nays: None
Motion Carried: 6-0

*Kathryn McDermott arrived at 7:35 p.m.

4. Final PUD Plat Approval: Gurnee Towne Centre

The property is located south of Grand Avenue, between the Stonebrook Townhome/Coach Home detention pond and the Concord Oaks Subdivision and is zoned C/B-2 with Preliminary PUD Plat approval for a 189,000 square foot shopping center with 4 outlot buildings. The developer is requesting Final PUD Plat approval.

Brian Forn, Attorney for the Developer, introduced the project. Anthony Cassata, PFDA Architects, stated that the project has approximately 182,300 sq. ft. of space; 145,000 sq. ft. in the in-line stores and 37,300 sq. ft. in the outlot buildings. One of the outlot buildings is a bank with 2 drive-up tellers. The site has 2 access points from Grand; a full signalized access that will align opposite Brookside Drive and a right-in right-out farther east on the site. Limited access will be provided from Stonebrook Drive in the form of a right-in only drive. Improvements to Grand Avenue include a third lane from Stonebrook across the site's frontage and the extension of the left turn lane from Grand onto Stonebrook. Buffering to the south & west is provided in a 60-foot wide landscape area with a 10-foot high berm and an 8-foot high board-on-board fence on top with landscape material on both sides of the fence. The loading docks will be screened with an 8-foot high masonry wall. The buildings will be constructed with split-face masonry, stone-based columns, bronze storefronts, black & maroon awnings, and sloped roofs with shingles.

Mr. Cassata stated that two departures are requested. The first is for the letter height for signs that have 2 rows of copy. Per the PUD, the maximum letter height for major and anchor stores is 60", unless the sign has 2 rows of copy, in which case the height of each row is limited to 30". For all other stores, the maximum letter height is 36", unless the sign has 2 rows of copy, in which case each row is limited to 18". The developer would like more flexibility and is requesting approval to allow signs with 2 rows of copy to exceed the maximum per row letter height, as long as the total height of both rows does not exceed the height allowed if the sign was on 1 line. The second departure is for the mounting height for the Linens & Things wall sign. Per the PUD, the maximum mounting height of wall signs is 25 ft. Because of the size of the storefront, the Linens 'N' Things wall sign is mounted at 26.4 feet (centered in the sign band area).

Mr. Winter moved, seconded by Mr. Papp, to forward a favorable recommendation on the Final PUD Plat for Gurnee Towne Centre, with the following minor amendments: 1) that wall signs with 2 rows of copy not be restricted to a specific letter height per row as long as the total height of both rows does not exceed the height allowed in the PUD for one row of copy; and 2) that the Linens 'N' Things wall sign may be mounted at a height of 26.4 feet.

Roll Call Vote:
Ayes: Foster, Sula, Ross, Papp, Finn, Winter, McDermott
Nays: None
Motion Carried: 7-0

5. Public Hearing: Cambridge Homes

Cambridge Homes, Inc. is seeking to rezone a 20.14 acre parcel from C, Countryside/Agricultural in unincorporated Lake County with a Conditional Use Permit for a Landing Strip, to R-2 PUD, Single-Family as a Planned Unit Development in Gurnee. Preliminary PUD Plat approval is requested for 40 single-family lots. The property is surrounded by the following zoning classifications and land uses: north, R-2 PUD (Bittersweet Woods); south, Washington Street; east, R-2 PUD (Washington Park); and west, R-2 PUD (Timberwoods). Cambridge Homes, the developer of the Timberwoods subdivision, is requesting to continue the Timberwoods subdivision onto this property. The Village's Comprehensive Land Use Plan reflects low-density residential (<2 units/acre) for this property, as well as for the surrounding properties.

Ms. Rachael Lynch, Entitlement Assistant for Cambridge Homes, introduced Cambridge's consultants: Mike Wortham, KLOA, traffic consultant; Gus Zografos, Pearson & Brown, engineering consultant; Frank Salathe & Tim Rowe, Jen Land Design, land planners; Steve Hovaney, Strategy Planning Associates, fiscal impact consultant; & from Cambridge Homes: Jerry Conrad, Senior Vice President; Steve Goodman, General Counsel; Dave Smith, Director of Marketing & Product Development; Tom Koenig, Director of Planning & Zoning; Evon Solms, Assistant General Counsel; John Scapin, Vice President of Land Development; and Rick Konstan, Engineering Design Manager.

Ms. Lynch stated that Cambridge's plan allows for the preservation of the site's natural features, such as wetlands and wooded areas. She noted that more than 5.7 acres of open space (28.6% of the site) is preserved and the overall density of 1.99 units/acre is consistent with the Village's Comprehensive Land Use Plan. The homes proposed for this site range in size from 2,671 to 3,600 sq. ft. and include the models that are currently approved in the Timberwoods Subdivision, plus one new model (the Poplar). The Poplar is a 2-story, 2,783 sq. ft. home. It was one of the models that Cambridge petitioned to add to their mix earlier this year, but withdrew because of concerns over a ranch that was also part of the proposal. The Poplar is larger than one of the models that is currently approved in Timberwoods (the Birch at 2,671 sq. ft.).

Mr. Salathe presented the Preliminary PUD Plat. Access is provided by making connections to existing streets that are stubbed into the property (Prescott Lane & Cascade Way). Lot sizes and densities will be similar to those of the adjacent subdivisions with a minimum lot size of 10,000 square feet, an average lot size of 11,500 square feet, and a minimum lot width of 80 feet. A 25-foot landscape outlot will be provided along Washington and Almond Road where lots abut these roadways. These outlot areas will be bermed (where possible) and landscaped. A 6-foot high board-on-board fence will be installed in the Washington Street buffer. This fence will match the fence to the west. Open space areas will be provided near the existing pond in the south central portion of the site and near the subdivision entrance at Cascade Way, the latter of which may be donated to the park district. Detention is proposed north of the extension of Cascade Way.

Mr. Salathe stated that the site contains a large number of trees; most along the perimeter of the site. The west edge of the site contains a number of large pine trees that encroach 40-50 feet onto the lots, while the east edge contains hardwood trees that are close to the property line. Of the 309 trees surveyed, only 7 that fall on private lots (outside of the ROW) are proposed to be removed. Tree preservation is accomplished by providing deeper lots on the west side of the site, where the tree line encroaches further into the private lots, and by requesting a 25-foot front yard setback. Replacement trees, per the Village's ordinance, will be planted in the open space areas throughout the site. Mr. Salathe pointed out that Cambridge's plan reflects the connection of Cascade Way to Almond Road because it is consistent with the Village's traffic planning notions from 1991 as noted on the Arbor Valley Preliminary PUD Plat. This connection is also reflected in the Comprehensive Land Use Plan.

Mr. Zogratos explained that this subdivision will connect to existing water and sanitary lines that are stubbed to the site. To preserve vegetation on the east edge of the property, a swale will be constructed 15 to 20 feet from the property line.

Mr. Winter asked if the open space south of Cascade Way will be dedicated to the park district. Mr. Hovaney stated that preliminary discussions with the Park District indicate that Cambridge's donation agreement will be 100% cash. However, this parcel may be given to the park district in addition to Cambridge's cash donation.

Mr. Sula suggested eliminating Lots 21, 22, and 23 in order to consolidate some of the open space on-site into a larger parcel. He suggested that the open space south of Cascade Way be divided into lots (1 or 2).

Mr. Wortham stated that Cascade Way was connected to Almond Road because the Village's Comprehensive Plan envisions this extension and it allows traffic the ability to access the stoplight at Almond and Washington Street. He does not believe that cut through traffic will be a problem, but suggested that the intersection of Cascade Way and Old Walnut Circle be controlled with a three way stop to reduce this possibility.

Mr. Winter asked if the potential use of this road as a cut through between Almond and Rt. 45 would be reduced if Washington Street is widened to 4 lanes. Mr. Wortham replied that it would help.

Mr. Papp asked about the reason for reducing the front yard setback to 25 feet. Mr. Salathe explained that it allows for the building foundations to be located 5 feet further away from the trees. Ms. Velkover stated that there are other subdivisions in town, as well as in this area, that have 25-foot front yard setbacks (i.e., Washington Park and Kingsport Woods).

Mr. Ted Cummings, 7254 Presidential Drive, stated that his property abuts this development. He believes that this is a good plan overall and the R-2 PUD zoning is consistent with the surrounding area. However, he expressed concern with tree preservation and the extension of Cascade Way to Almond Road. He stated that trees along the east property line and on the property to the east (Washington Park subdivision) are primarily hardwoods that have sensitive root systems. He expressed concern about damage to these trees' root systems and noted that the PUD ordinance requires PUDs to be "of a type and so located as to exercise no undue detrimental influence upon surrounding properties." He suggested that Prescott Lane be centered within the property and that an easement be established on the rear 20-30 feet of lots with a covenant recorded that prevents tree removal and the construction of structures. He noted that between 7:00-7:30 a.m.,

southbound traffic on Almond backs up to Bittersweet Drive. More traffic to this road will compound this problem. He suggested terminating Cascade Way in a cul-de-sac west of Almond Road. He asked if Cambridge has a monotony code.

Mr. Dennis Dubrow, 7421 Bittersweet Drive, stated that he is pleased with the tree preservation plan and prefers that Cascade Way connect to Almond Road. He asked if Lots 1 and 2 in the Bittersweet subdivision are part of this petition request and if a left turn lane will be provided from Almond Road onto Cascade Way.

Mr. Ken Turner, 7367 Bittersweet Drive, stated that he lives adjacent to the northwest corner of the subject property. He asked about the location of the detention pond north of Cascade Way.

Mr. Anthony Ferraro, 522 Patriot Court, stated that the Washington Park subdivision has covenants that prohibit dog runs and sheds. He would like to see similar covenants established for the proposed development.

Ms. Jill Cotton, 7462 Clarewood Lane, expressed concern about traffic. She asked if an east-west road could be added to the middle of the site and what models are proposed for the subdivision. She noted that the trees on the east side of the property are more sensitive than those on the west side. She asked if the trees' roots are protected during construction to prevent soil compaction. She noted that this subdivision has a more compact feel to it than the subdivision to the west.

Mr. Jeff Bott, 578 Patriot Court, expressed more concern for the hardwood trees than the pine trees. He said that cut-through traffic is a major problem in the area.

Mr. Bob Bendorovich, 7368 Prescott Lane, expressed concern about traffic and stated a preference for Cascade Way to go through to Almond Road.

Ms. Heather Fairbanks, 7365 Cascade Way, expressed concern that additional traffic will use Cascade Way if a connection is made between Rt. 45 and Almond Road. She lives where Cascade Way currently ends and asked if the width of the road in front of her house would be the width of the extension of Cascade Way.

Mr. Dave Schenkel, 495 Old Walnut Circle, stated that his house backs up to the west edge of the proposed development. He feels that the pine trees on the west side of the site are as important as the hardwoods on the east side. He asked where utility easements such as cable, electric, and phone would be located. He is in favor of the extension of Cascade Way and suggested that the Fire Department be contacted to get their feedback on this proposed extension.

Mr. Matt Pawl, 586 Patriot Court, asked how the alteration of the site's drainage pattern will impact the hardwood trees. He asked for information about the swale proposed along the east property line, if there will be utility boxes in the front yards, how construction traffic will be directed, where the model homes will be located and what size of homes are proposed.

Mr. Rick Yatteau, 562 Patriot Court, expressed concern about the proximity of Prescott Lane to the Washington Park subdivision (near the middle of the site). He asked how far the road is from the Washington Park subdivision. He asked if the barbed wire fence along the east property line will be removed. He stated that there is a swale in the Washington Park subdivision east of the property line that borders Timberwoods II and that drainage in this area becomes blocked.

Mr. Chris Mendoza, 7266 Presidential Drive, expressed concern about the noise from Washington Street and asked how much additional noise will be generated by traffic from this development.

Mr. Conrad stated that the homes proposed for this development are the same models approved in the existing Timberwoods subdivision. Mr. Smith clarified that one additional model is being proposed; the Poplar. This home is a 2,783 square foot, two-story, four-bedroom home with a three-car garage. It has been added in order to allow for more diversity in the community. Mr. Conrad stated that Cambridge has a monotony code for the existing Timberwoods subdivision and that this would be followed for the proposed development.

Mr. Hovaney explained that the covenants for the existing Timberwoods subdivision do not restrict sheds and dog runs. It has been their preference to let homeowners have some freedom to do as they wish on their property, provided that they follow Village codes and ordinances. Having said that, Cambridge is looking into the possibility of placing easements and restrictive covenants on the rear of the wooded lots in order to allow for ongoing tree preservation.

Ms. Velkover stated that the shifting of Prescott Lane is a Catch-22, because there are trees along both the east and west property lines. Mr. Conrad stated that one solution is to reduce the ROW from 60 to 55 feet (taking the 5 feet entirely from the east side of the roadway). Ms. Velkover stated that this would need to be reviewed by the Village Engineer.

Ms. Velkover stated that the two lots to the north of this development are in the Bittersweet Woods subdivision. They are zoned and platted single-family lots and are not part of the proposed subdivision. She also noted that the property south of Lot 3 in Bittersweet Woods is proposed for a storm water detention pond.

Mr. Wortham stated that Almond is a two-lane roadway with a striped center median. This center median is proposed to be re-striped to accommodate a northbound left turn lane onto Cascade Way. In response to the request for an east-west road through the middle of the subject property, Mr. Wortham noted that most of the lots on the east side of Old Walnut Circle are improved with homes, therefore it would be impossible to add a road through this area.

Ms. Velkover responded to the question about the width of Cascade Way east of where it currently terminates. She noted that it currently ends in a temporary cul-de-sac. The pavement width on this cul-de-sac is 60 feet (it occupies the entire ROW width). When the road is extended, the temporary cul-de-sac will be removed (the additional pavement will be removed and the parkway restored) and the road will be extended at the normal residential roadway width (31'2").

Mr. Conrad stated that they prefer to not have utility boxes in front yards. However, they are prepared to install these boxes if it is necessary to preserve trees. They plan to install utility lines and drainage swales so that they do not interfere with the drip lines of trees. Ms. Velkover stated that tree protection fencing is required to be installed around drip lines of trees prior to the issuance of a clearing and grading permit. Mr. Conrad stated that any barbed wire fence located on their property would be removed. In response to the question about the proximity of Prescott Lane to the Washington Park subdivision, Mr. Conrad stated that at its closest point it is approximately 40 feet away. Ms. Velkover clarified that the ROW is 40 feet away; the actual roadway will be approximately 55 feet away.

Ms. Velkover asked Mr. Yatteau to see her after the meeting so that she can have the Village Engineer contact him concerning the Washington Park drainage problem. She pointed out that covenants are private restrictions put on the property by the developer and enforced by the Homeowners Association, not the Village. She noted that the Fire Department has not commented on the extension of Cascade Way, although their input will be sought. Typically, the Fire Department is supportive of more access points to a development. She said that the Village's traffic consultant reviewed the developer's traffic study and concurs with it. The Village's consultant also looked at the issue of whether Cascade Way should be connected to Almond Road or if it could be terminated west of Almond. His report indicates that traffic can be accommodated whether Cascade Way connects to Almond Road or not. He suggests that the road be installed and then monitored for cut through traffic. If significant cut through traffic exists, then the road could be terminated in a cul-de-sac.

Mr. Winter stated that the plan looks good; it's consistent with the Comprehensive Plan and preserves open space and trees. He supports the extension of Cascade Way to Almond Road, as long as traffic is monitored to ensure that it is not being used as a cut through from Rt. 45. He also indicated support for the current location of Prescott Lane and reducing this street's ROW to 55 feet (5 feet to be taken from the east side). He asked Ms. Velkover if she is comfortable with the system in place for protecting trees. Ms. Velkover stated that the protection of the drip line of trees seems to work very well, however, she noted that oaks have very extensive root systems and occasionally die despite these protections.

Mr. Sula indicated support of the connection of Cascade Way to Almond Road because of public safety issues. He prefers the consolidation of the site's open space and therefore recommends that Lots 21, 22, and 23 be eliminated and that the .67 acre open space site at the southeast corner of Cascade and Prescott be used to create 1 or 2 lots.

Mr. Finn indicated support for covenants to protect the trees and the extension of Cascade Way to Almond Road.

Ms. McDermott expressed support for the connection of Cascade Way to Almond Road. She agreed with Mr. Sula's suggestion to consolidate the .67 acre open space area with the detention area north of Cascade Way.

Mr. Sula moved, seconded by Ms. McDermott, to forward a favorable recommendation on the petition of Cambridge Homes Inc., subject to the following conditions: 1) that consideration be given to the elimination of the 3 lots north of Cascade Way and the creation of 1 or 2 lots in the open space area immediately south of Cascade Way; 2) that Cascade Way connect to Almond Road and; 3) that consideration be given to the provision of an easement on the rear of the wooded lots that addresses tree removal and accessory structures; and 4) that the ROW width for Prescott Lane be reduced from 60 feet to 55 feet, with the 5-feet coming entirely from the east side.

Roll Call Vote:

Ayes: Foster, Sula, Ross, Papp, Finn, Winter, McDermott

Nays: None

Motion Carried: 7-0

The meeting was adjourned at 10:15 p.m.

Submitted by,

Kirk Skoog
Associate Planner